



## **CITY OF SUNNYVALE ADMINISTRATIVE HEARING**

### **MINUTES**

**Wednesday, August 24, 2005**

**2005-0667 –Angela and Chidi Ikemi** [Applicant] **Leo Martinez** [Owner]: Application for a Special Development Permit on a 11,900 square-foot site to allow the modification of an original Use Permit 1973-0030 to allow an increase of 27 beds for a total of 34. The property is located at **578 North Mathilda Avenue** (near W Maude Ave) in a C-2 (Highway Business/Planned Development) Zoning District. (APN: 204-29-043) GC

In attendance: Chidi Ikeme, Applicant; Trudi Ryan, Administrative Hearing Officer; Gerri Caruso, Project Planner; Luis Uribe, Staff Office Assistant.

**Ms. Trudi Ryan**, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Ryan announced the subject application.

**Gerri Caruso**, Project Planner, stated that the applicants currently operate an adult care facility with 27 beds. The proposal is to expand the number of beds to 34 by modifying internal walls. There is no expansion proposed for the buildings. No parking lot or landscaping modifications are proposed with this application. The property currently has a PD overlay. Ms. Caruso stated that the applicant submitted information about the nature of their clients as well as their rules and procedures for admission, which also includes the fact that they would not have a vehicle available on site.

Ms. Ryan asked the project planner questions in regards to parking. She also stated that the facility seems more like a senior assisted living organization in terms of required parking.

**Ms. Ryan opened the public hearing.**

**Chidi Ikeme**, Applicant, received and reviewed a copy of the staff report. Mr. Ikeme did not have any questions or comments at that time. Mr. Ikeme stated that most of the residents in the adult care facility are not able to operate a vehicle.

Ms. Ryan asked the applicant, if he would be comfortable with an additional condition that restricts vehicle accessibility to their clients.

**Ms. Ryan closed the public hearing.**

**Ms. Ryan approved the application, subject to the Findings and Conditions of Approval listed in the staff report, with an additional condition. The condition requires that the facility could not allow clients to park or store a vehicle at the site.**

**Ms. Ryan stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.**

The meeting was adjourned at 2:17 p.m.

Minutes approved by:  
Trudi Ryan, Planning Officer